067.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	677,600 / 677,600
					USE VALUE:	677,600 / 677,600
					ASSESSED:	677,600 / 677,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAW ROSALIND &
Owner 2:	HALVERSON ROBERT G
Owner 3:	
Street 1:	106 RICHFIELD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHAW ROSALIND -
Owner 2:	-
Street 1:	106 RICHFIELD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 1500 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7588.000	224,200		453,400	677,600
Total Card	0.174	224,200		453,400	677,600
Total Parcel	0.174	224,200		453,400	677,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.73 | /Parcel: 451.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43018

GIS Ref

GIS Ref

Insp Date 11/17/18

!5742!

PREVIOUS ASSESSMENT

Parcel ID 067.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	224,200	0	7,588.	453,400	677,600		Year end	12/23/2021
2021	101	FV	216,700	0	7,588.	453,400	670,100		Year End Roll	12/10/2020
2020	101	FV	216,900	0	7,588.	453,300	670,200	670,200	Year End Roll	12/18/2019
2019	101	FV	182,500	0	7,588.	421,000	603,500	603,500	Year End Roll	1/3/2019
2018	101	FV	182,500	0	7,588.	421,000	603,500	603,500	Year End Roll	12/20/2017
2017	101	FV	182,500	0	7,588.	369,200	551,700	551,700	Year End Roll	1/3/2017
2016	101	FV	182,500	0	7,588.	336,800	519,300	519,300	Year End	1/4/2016
2015	101	FV	171,600	0	7,588.	297,900	469,500	469,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:41:34

LAST REV

Date	Time
10/10/19	14:17:48
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5742

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAW ROSALIND,	63464-299		4/8/2014	Convenience	1	No	No		
ROWE ROBERT R/E	28042-415		1/2/1998		231,000	No	No		Y

USER DEFINED

Prior Id # 1:	43018
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/1997	161	Manual	3,400					REROOF
11/21/1994	627	Manual	1,800					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	Info At Door	BS	Barbara S
4/20/2000	Inspected	263	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7588		Sq. Ft.	Site		0	70.	0.85	12									453,350						453,400	

Total AC/HA:	0.17420	Total SF/SM:	7588	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	453,350	Spl Credit		Total:	453,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34999990
Const Adj.:	0.98745072
Adj $ / SQ:	146.636
Other Features:	71750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324977
Depreciation:	100743
Depreciated Total:	224234

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

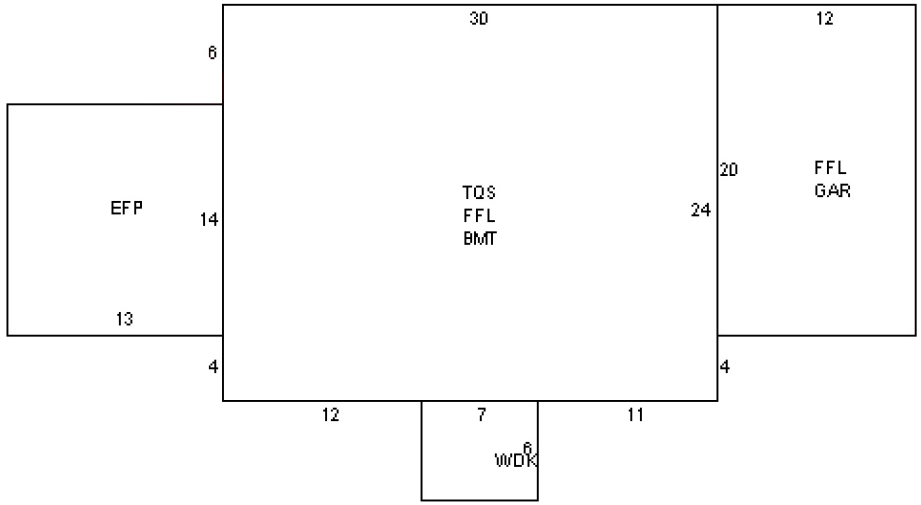
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.64
Special Features:	0	Val/Su Net:	93.57
Final Total:	224200	Val/Su SzAd	149.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	960	146.640	140,771
TQS	3/4 Story	540	146.640	79,184
BMT	Basement	432	43.990	19,004
GAR	Garage	240	25.100	6,023
EFP	Enclos Porch	182	41.650	7,581
WDK	Deck	42	15.800	664

Net Sketched Area:	2,396			Total:	253,227
Size Ad	1500	Gross Area	2864	FinArea	1500

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	60				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	